

**Phoenix Guest House
12 Cocker Street
Blackpool**

REF: 00H565L

- * **10 Bedroom Guest House – 8 En-Suite**
- * **North Shore, Blackpool**
- * **Close to Promenade, Town Centre & Amenities**
- * **Caters for 20 Guests**
- * **In Superb Order Throughout**
- * **Substantial Three Storey Property**
- * **Strong Trading Accounts**
- * **Potential to Increase Trade**
- * **1 Bedroom Private Accommodation**
- * **Priced to Sell**
- * **Viewing Highly Recommended**

DESCRIPTION: **For Sale by Auction** On behalf of Pattinson Auctions, Kenricks are delighted to offer this beautifully appointed 10 Bedroom Guest House for Sale.



This substantial 3 storey property is situated in the excellent trading location of Cocker Street in North Shore Blackpool, which is close to the Promenade, Entertainments and Amenities.

The Guest House has been maintained to an exceptional standard throughout. The roof was replaced in 2014 and all stacks removed. The Guest House needs to be viewed to be fully appreciated.

Ground Floor

Impressive Vestibule leading to:
Hallway with Reception.
Dining Room with original featured high ceiling with seating for 20 Diners.

Private Accommodation

Lounge.
Dining Room with wood effect flooring and feature fireplace.
Fitted Kitchen with wall and base units.
Utility Area.
Toilet.

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Lower Ground Floor - Private Accommodation Continued

Master Bedroom with built in robes.
Shower and Toilet.

First Floor

2 Family Bedrooms – En-Suite.
2 Double Bedroom - Both En- Suite.
1 Single Bedroom – Part En Suite with Shower.

Second Floor

4 Double Bedrooms – All En-Suite.
1 Single Bedroom - Part En-Suite with Shower.
Toilet.

Loft Area

2 large areas which have been boarded.



EXTERIOR: Small garden area to the front of the property.
Enclosed courtyard to the rear with covered utility area.

AGENTS NOTES: The hotel is centrally heated and has double glazing. All letting bedrooms have TV's and room refreshments.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: Accounts on Request.

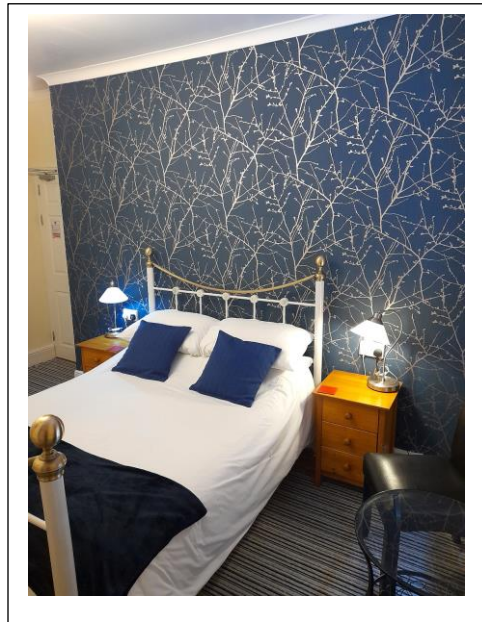
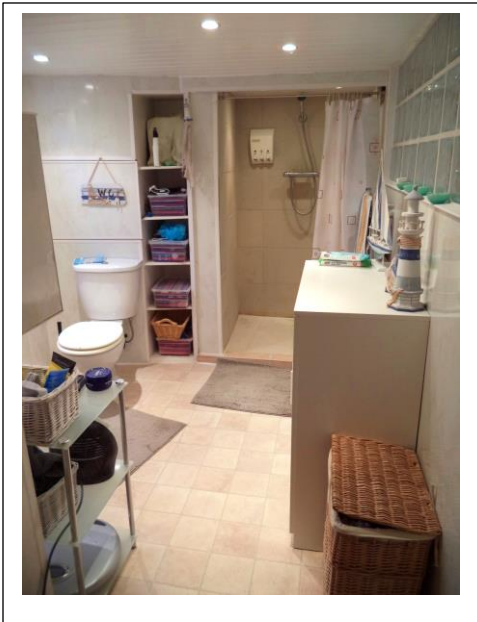
TENURE: Freehold.

STARTING BID: £175,000

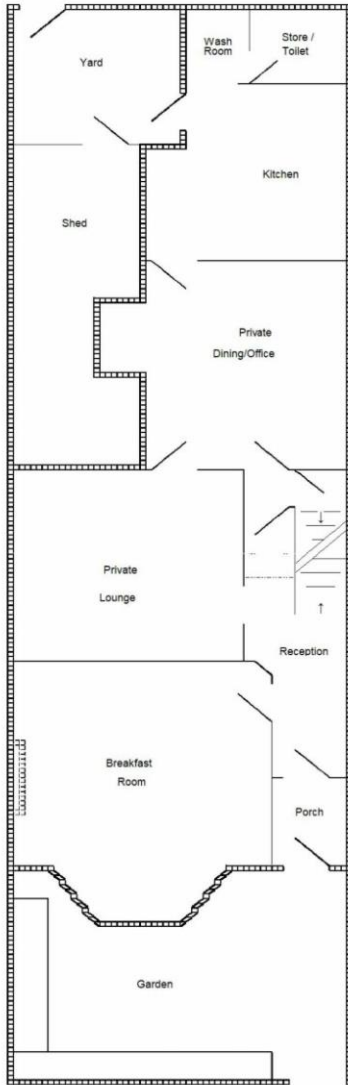
VIEWING: By appointment through Kenricks 01253 420420.



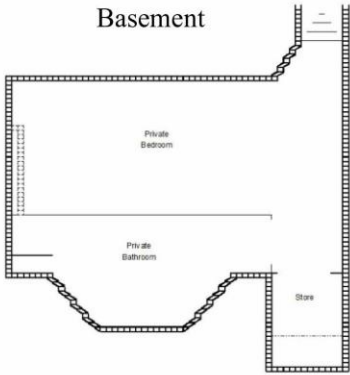
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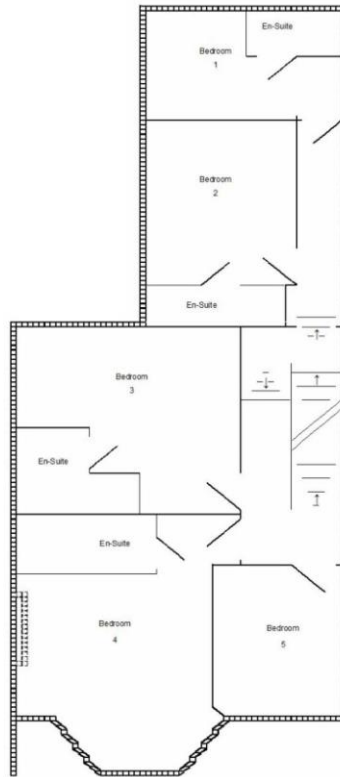
Ground Floor



Basement



First Floor



Second Floor

